

NEIGHBORHOOD PLAN

Vision

If vibrant business districts, attractive residential areas, accessible transportation and community services, strong institutions, and a diverse population make for a healthy neighborhood, then Capitol Hill must be among the region's most successful communities. Certainly Capitol Hill, with its robust architecture, pedestrian-oriented setting, and lively arts scene, is the Northwest's most urban and urbane community.

There remain, however, challenges in the neighborhood that require focused attention. The area's very desirability has driven up housing prices to the point where affordable housing is not possible on Capitol Hill for many people. Limited parking availability and inadequate sidewalks threaten the viability of Capitol Hill's business corridors. And, as the community grows, adequate transportation access, community services, and open space become increasingly critical.

At the same time, several exciting opportunities offer the potential to profoundly impact the neighborhood's future character. These opportunities include a new mixed-use cultural and commercial complex at the north end of Broadway (at the "Keystone" site at Broadway and E Roy Street), the new Sound Transit light rail line, new open space on the lid over the Lincoln Reservoir, new housing and retail development, and an emerging arts district in the nearby Pike/Pine neighborhood.

Effectively meeting these challenges and opportunities will require a common effort on the part of various community groups and interests. For example, a successful neighborhood parking program will depend on both businesses' and residents' needs being met. At the same time, individual actions will be much more effective if they are integrated into a strategy that combines several supporting activities into a coordinated program. For example, to foster positive redevelopment, design guidelines will help ensure that new buildings fit with their neighbors while improved streetscapes, parking management and transit services will provide development incentives and community connections. Similarly, the public benefit derived from park improvements will be greater if the park is well connected to transit access and to the surrounding neighborhood and if it stimulates positive redevelopment with new housing.

Key Strategies

- A. **North Anchor District Plan** – builds on the historic context and cultural assets of the north end of Broadway to create a cultural business hub.
- B. **South Anchor District Plan** – leverages the investments in Seattle Central Community College, the lidding of Lincoln Reservoir, and the Link station to create more vibrant commercial and residential development in the Broadway area from E John St. to Pine Street.
- C. **Commercial Corridor Plans** – defines actions to support each of Capitol Hill's three Commercial Corridors—Broadway, 15th Avenue E and E Olive Way.
- D. **Residential District Plans** – works to increase housing diversity and affordability, and maintain the neighborhood's character.
- E. **Parking Management Plan** – seeks to assure adequate, competitively priced parking for shoppers and visitors in order to keep the special small businesses that make the Broadway and the North Anchor District unique.



Broadway

Community Investment

- The City and community worked together to create the Capitol Hill Station Area Concept Plan in 2000.
- The new Capitol Hill Branch Library opened in May, 2003. The branch features more collection capacity, program areas for children and teens, a meeting room, computers, and parking. The new branch is 11,215 square feet, larger than the former branch. A neighborhood service center is located on the mezzanine level.
- Seattle Parks and Recreation's Pro Parks Levy, in coordination with Seattle Public Utilities and the Office of Arts and Culture, funded the Cal Anderson park project that created four acres of park land on a newly covered reservoir. It includes a fountain, texture pool, and reflecting pool; promenade paths, landscaping, an irrigation system, and lighting. Adjacent projects provided for a new shelterhouse, site improvements, children's play area, and site furnishings.
- The City adopted Capitol Hill Neighborhood Design Guidelines in September, 2005.
- As part of the City of Seattle's Broadway Revitalization Strategy, the City passed two ordinances in 2005 reducing parking requirements and changing land use and zoning regulations in the Broadway district.
- In June 2006, the Broadway Economic Vitality Action Team completed the Broadway Economic Vitality Action Agenda: 2006-08 that will build community capacity, create momentum and new energy, and provide a focused plan for Broadway's success as a vital and livable business district.
- The City amended the Commercial Code in March, 2009 to implement the 2006 Neighborhood Business District Strategy. Amendments include clarification of development standards, revisions to height exceptions for specific situations, improvements to Seattle Green Factor landscaping standards, and clarification of parking requirements.
- The City is working with the community to engage with Sound Transit to identify opportunities for creating future transit oriented development at the Capitol Hill Station site when the need for staging area decrease and the sites become available for development.

Web Links

Neighborhood Plans:

WWW.SEATTLE.GOV/NEIGHBORHOODS/NPI/PLANS

Neighborhood Status Reports:

WWW.SEATTLE.GOV/DPD/PLANNING/NEIGHBORHOOD_PLANNING/STATUSREPORT

HOUSING & EMPLOYMENT

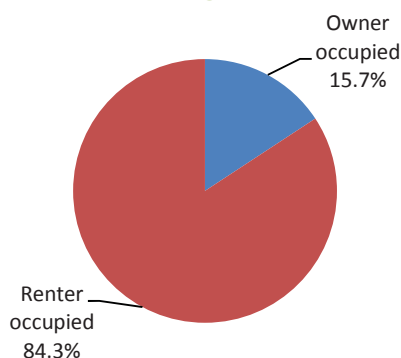
Source: 2000 Census, Washington Employment Security Department

Comprehensive Plan 2024 Growth Targets

Source: Comprehensive Plan	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing (2004)	Existing Density (HH/Ac)	Growth Target	2024 Density (Est. HH/ Ac.)	Existing (2002)	Existing Density (Jobs/Ac.)	Growth Target	2024 Density (Est. HH/ Ac.)
	397	12,250	31	1,000	33	7,300	18	900	21

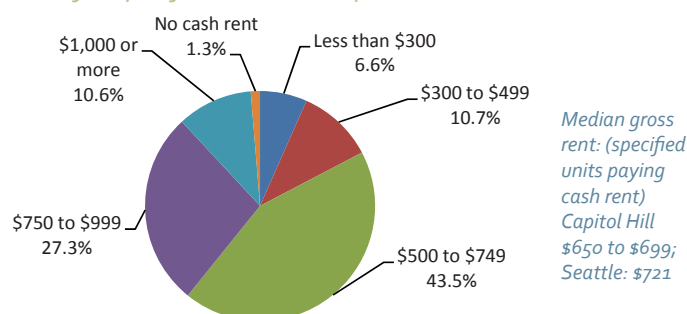
Renter/Owner

for all occupied housing units



Gross Rent

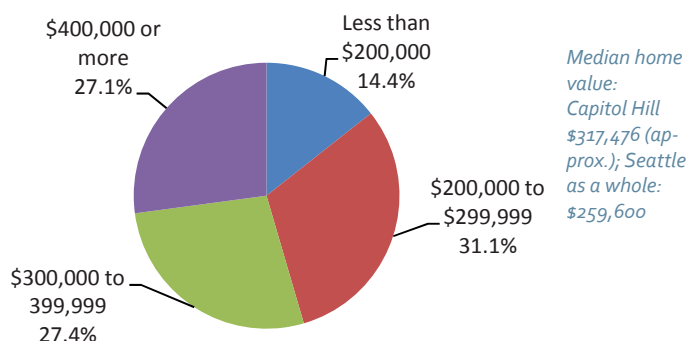
for specified renter-occupied units



Note: "Gross rent" includes rent and costs for household utilities and fuels. Specified units exclude 1-family houses on ten or more acres

Home Value

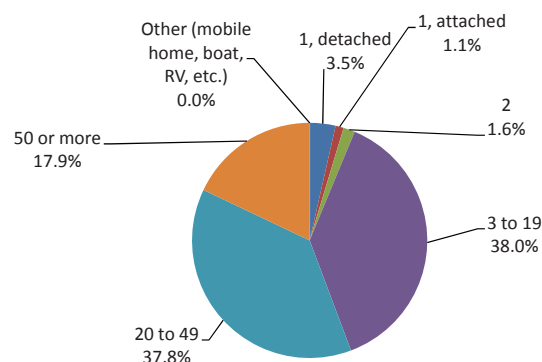
for specified owner-occupied units



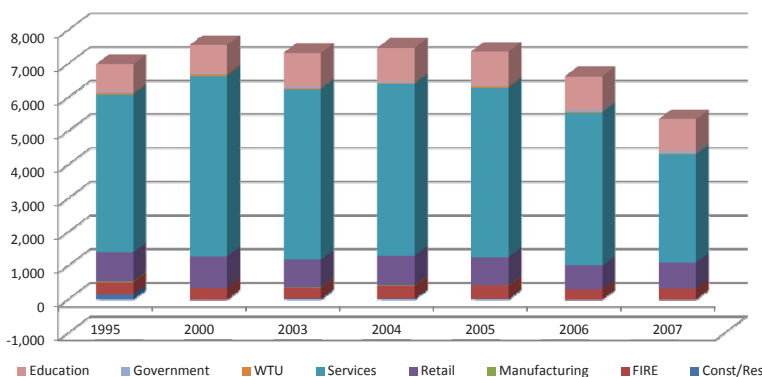
Note: "Specified owner-occupied units" exclude mobile homes, units—including condominiums—in multi-unit buildings, and houses on ten or more acres.

Number of Units in Structure

for all housing units



Employment by Sector



Development Capacity

calculated as of 2007

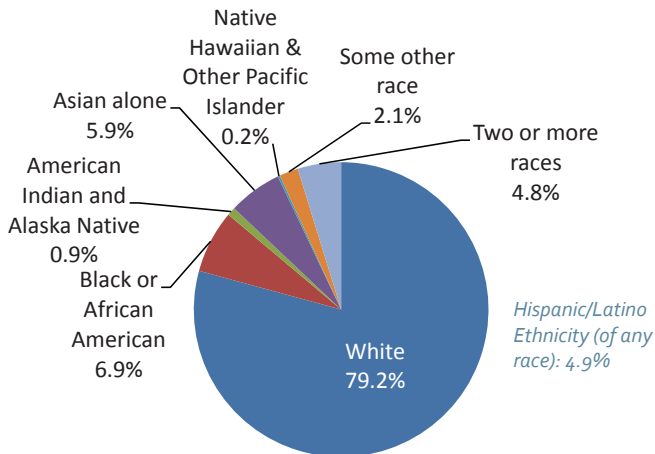
Housing	3,056 units
Commercial	315,359 (square feet)
Jobs	1,051

DEMOGRAPHIC SUMMARY

Source: 2000 Census

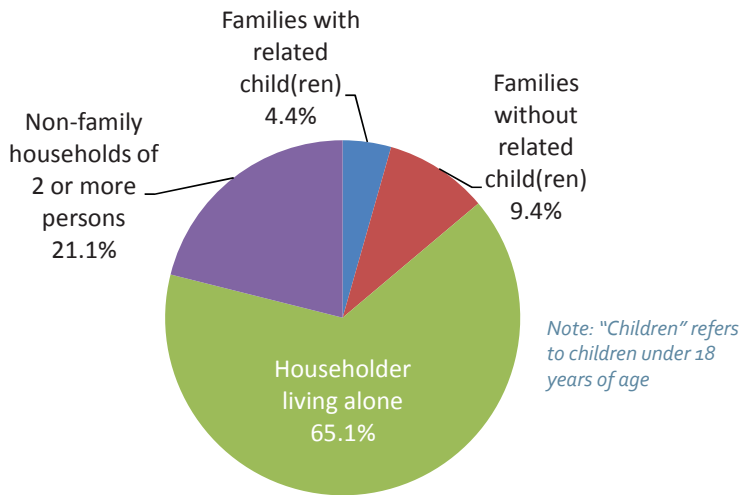
Population	2000	2007*
*estimate	19,075	19,370

Race



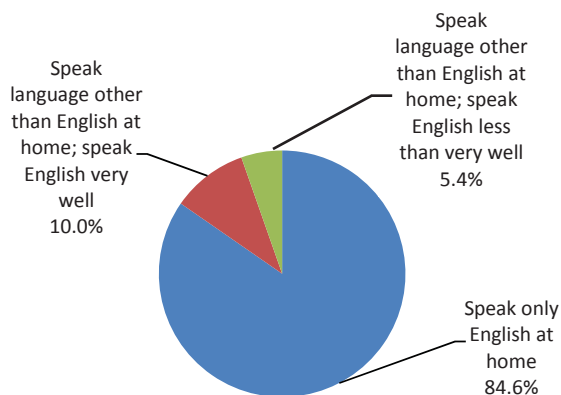
Household Type

for all households

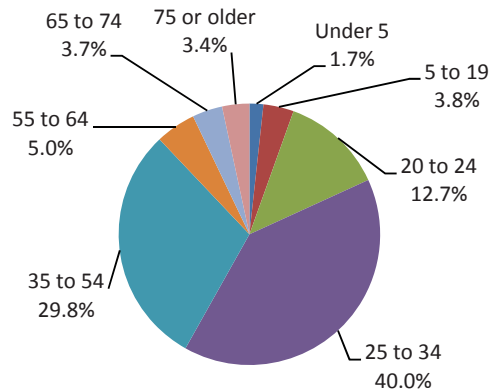


Language Spoken at Home

for persons 5 years and older



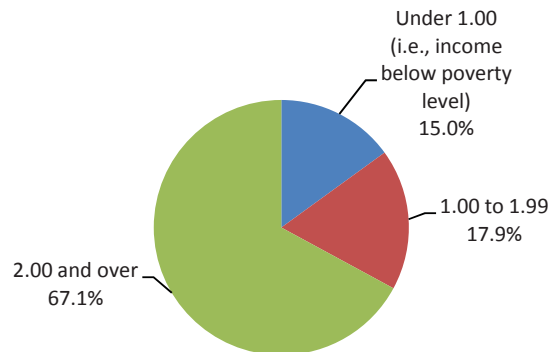
Age



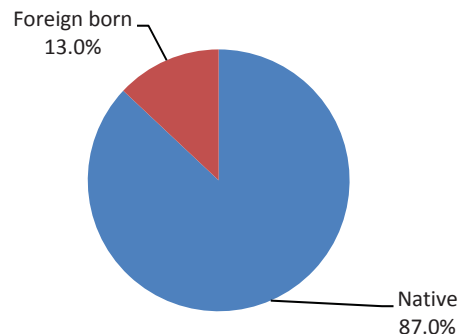
*Children (<18): 3.9% of pop.
Seniors (65 +): 7.1% of pop.*

Ratio of Income to Poverty

for persons for whom poverty status is determined



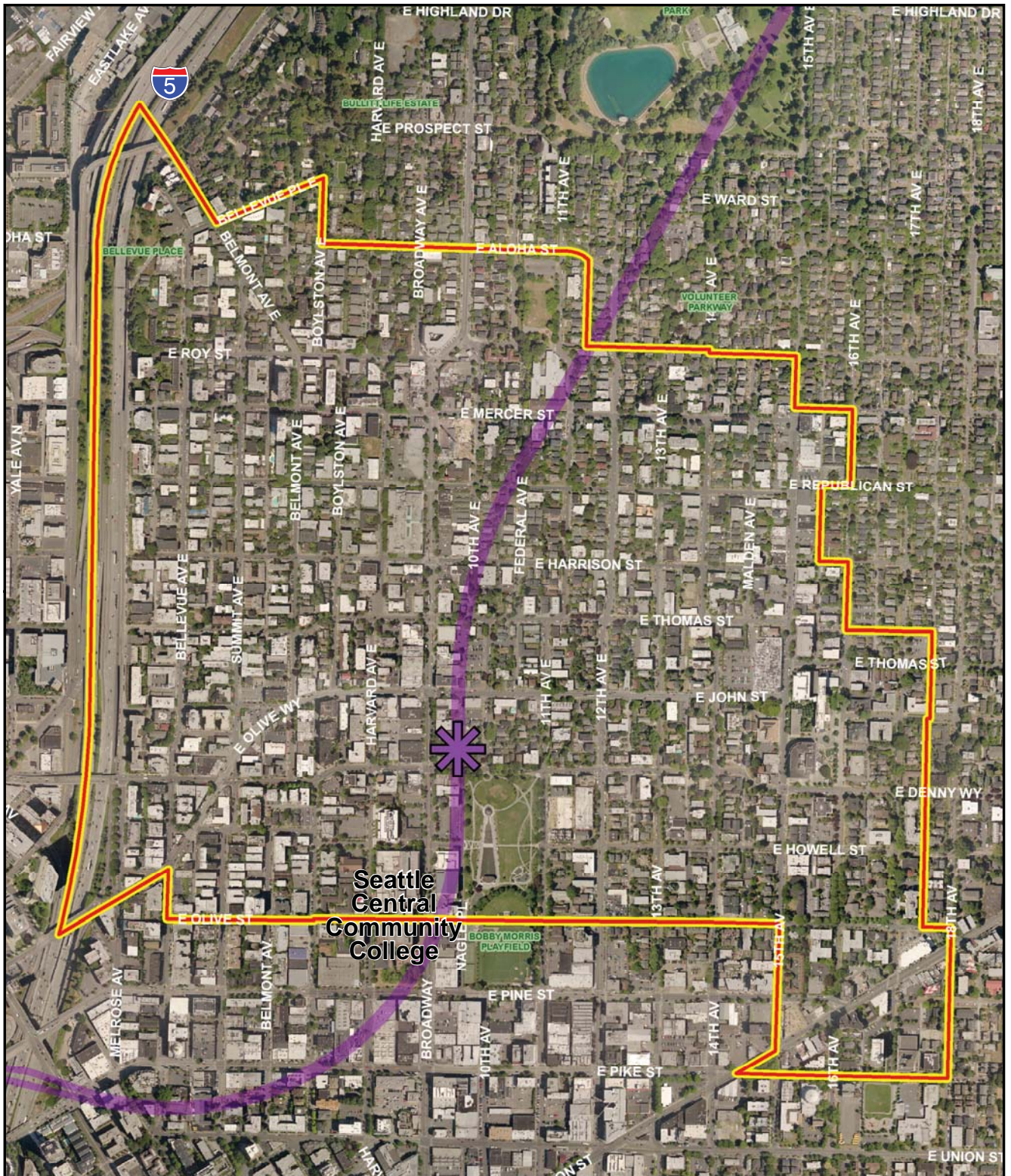
Place of Birth



*Entered U.S. within prior 10 years are:
49.6% of foreign born; 6.4% of total population*

Note: "Native" includes born in U.S., Puerto Rico and other U.S. island areas, and born abroad to American parents

AERIAL MAP



Capitol Hill

Urban Village



Neighborhood Plan Area



Aerial Photo: 2007

LINK Light Rail



At-Grade / Aerial



Tunnel



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Miles